FILE NO. 37888

FILE BOX "7"

FORM NO WD-1

BOOK 11468 PG. 356

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 19 99

Notary Public

MY COMMISSION EXPIRES: 5 Oct 02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| DONALD CLEMONS | S A M E | 181-217 |
| (NAME) | (NAME) | |
| 6321 Pettus Road | | 5D 64224 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Antioch Tn 37013 | | |
| (CITY) (STATE) (PO ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE I, RALPH N. SANFORD, SR., Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD CLEMONS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

**LAND in the Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated July 12, 1993 and known as Job no: 930091 more particularly described as follows:**

**BEGINNING at an iron pin in the center of a 50 foot joint use ingress-egress and utility easement, said point of beginning being the Southeast corner of the herein described tract and also being 1,670.67 feet northerly as measured along the centerline of said easement from the northerly margin of Pettus Road; thence leaving the centerline of said 50 foot joint use ingress-egress and utility easement and with the northerly line of Tract No. 17 of the J. D. Stevens Pettus Road division North 85 degrees 18 minutes 47 seconds West passing a steel post at 25.00 feet in all 1157.89 feet to an iron pin; thence North 04 degrees 41 minutes 13 seconds East 192.80 feet to an iron pin; thence with the southerly line of Tract No. 15 on J. D. Stevens Pettus Road division South 85 degrees 18 minutes 47 seconds East passing a steel post at 1088.00 feet in all 1113.00 feet to an iron pin in the center of said 50 foot ingress-egress and utility easement; thence with the center of said joint use ingress-egress and utility easement and with a curve to the left having a radius of 1208.85 feet and a long chord of 197.96 feet, said chord having a bearing of South 08 degrees 25 minutes 12 seconds East a distance along the curve of 198.18 feet to the point of beginning, containing 5.01 acres more or less.**

**BEING the same property conveyed to Ralph N. Sanford, Sr., and wife, Martha A. Sanford by deed from Sherwyn M. Nabors and wife, Kaye J. Nabors, of record in Book 10250, page 663, Register's Office for Davidson County, Tennessee. The said Martha A. Sanford having since died.**

This is unimproved X property, known as 5.01 Acres, Pettus Road, Antioch, Tennessee 37013
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4th day of May, 19 99

X Ralph N. Sanford Sr.

RALPH N. SANFORD, SR.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
Davidson County

BOOK 11468 PG 357

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RALPH N. SANFORD, SR., Unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of May, 1999.

Commission Expires 5/26/02

ALAN D. MAZER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

0583845

IDENTIF. ↑ REFERENCE

99 MAY -6 PM 3:51

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

05/52 RECORDED 10/50 92.00

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11468 PG. 358

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

0583845

IDENTIF. ↑ REFERENCE

99 MAY -6 PM 3:51

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 65000.00 |
| CON TX | 240.50 |
| PRFEE | 1.00 |
| MOFEE | 8.00 |
| CFEE | 2.00 |
| TOTAL | 251.50 |
| CHECK | 251.50 |

05/06/99 01 15:54 0001 2726

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1457397